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Comprehensive **Set of** *Policy* **Statements**

**Building on
SUCCESS**

Ontario's Planning Reform

 **Ontario**

CA20N
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- 1994
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Comprehensive
Set of
Policy
Statements



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Policy
Statements

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Disponible en français : *Un ensemble complet des déclaration de principes*

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This Comprehensive Set of Provincial Policy Statements
was released by the Minister of Municipal Affairs on May 18, 1994.

The Government intends to issue them to come into effect
when the amendments to the Planning Act under Bill 163 are proclaimed.

Until that time, the existing Policy Statements (Mineral Aggregate
Resources, Floodplain Planning, Wetlands, and Land Use Planning for
Housing) will continue to apply under section 3 of the
Planning Act, R.S.O. 1990.

A : Natural Heritage, : Environmental Protection : and Hazard Policies

Goal 1

To protect the quality and integrity of ecosystems, including air, water, land, and biota; and, where quality and integrity have been diminished, to encourage restoration or remediation to healthy conditions.

1.1 *Development_{1,2,3,4}* may be permitted only if the quantity and quality of ground water and surface water are protected. *Development_{1,2,3,4}* that will negatively impact on ground water recharge areas, head-waters and aquifers which have been identified as sensitive areas will not be permitted

1.2 Natural heritage features and areas will be protected.

- a) *Development_{1,2}* will not be permitted in significant ravine, valley, river, and stream corridors, and in significant portions of the habitat of endangered species and threatened species.

Development_{1,2} will not be permitted on adjacent lands if it negatively impacts the ecological functions of the features listed above.

b) Except for the areas covered in a), significant portions of the habitat of vulnerable species, significant natural corridors, significant woodlands south and east of the Canadian Shield, areas of natural and scientific interest, shorelines of lakes, rivers and streams, and significant wildlife habitat will be classified into areas where either:

- 1) no *development_{1,2}* is permitted; or
- 2) *development_{1,2}* may be permitted only if it does not negatively impact the features or the ecological functions for which the area is identified.

Development_{1,2} will not be permitted on adjacent lands to 1) and 2) if it negatively impacts the feature or the ecological functions for which the area is identified.

1.3 *Development₂* may be permitted if it does not harmfully alter, disrupt or destroy fish habitat. There will be no net loss of productive capacity of fish habitat, and a net gain of productive capacity wherever possible.

1.4 In decisions regarding *development₂*, every reasonable opportunity should be taken to: maintain the quality of air, land, water, and biota; maintain biodiversity compatible with indigenous natural systems; and protect natural links and corridors. The improvement and enhancement of these features and systems is encouraged.

Goal 2

To ensure that wetlands are identified and adequately protected through the land use planning process and to achieve no loss of provincially significant wetlands.

2.1 All planning jurisdictions including municipalities, planning boards and resource management bodies shall protect *provincially significant wetlands* where they have been identified.

2.2 All planning jurisdictions, including municipalities and planning boards, are encouraged to protect other *wetlands* that are not *provincially significant*.

2.3 In the *Great Lakes - St. Lawrence Region*, *development₂* shall not be permitted within *provincially significant wetlands*.

2.4 In the *Great Lakes - St. Lawrence Region*, on *adjacent lands*, *development₂* may be permitted only if it does not result in any of the following:

- a) loss of *wetland functions*;
- b) subsequent demand for future *development₂* which will negatively impact on existing *wetland functions*;

- c) conflict with existing site-specific wetland management practices; and
- d) loss of contiguous *wetland area*.

This shall be demonstrated by an *environmental impact study (EIS)*, prepared in accordance with established procedures and carried out by a proponent, addressing a) to d) inclusive.

2.5 In the *Boreal Region*, in *provincially significant wetlands* and *adjacent lands*, *development₂* may be permitted only if it does not result in any of the following:

- a) loss of *wetland functions*;
- b) subsequent demand for future *development₂* which will negatively impact on existing *wetland functions*; and
- c) conflict with existing site-specific wetland management practices.

This shall be demonstrated by an *environmental impact study (EIS)*, prepared in accordance with established procedures and carried out by a proponent, addressing a) to c) inclusive.

2.6 On *adjacent lands*, established *agricultural activities* are permitted without an *EIS*.

2.7 New utilities/facilities shall be located outside *provincially significant wetlands* wherever possible.

Approval authorities shall consider alternative methods and measures for minimizing impacts on *wetland functions* when reviewing proposals to construct transportation, communication, sanitation and other such utilities/facilities in *provincially significant wetlands*.

Goal 3

To ensure that development is not permitted in areas where site conditions or location may pose a danger to public safety or public health or result in property damage; and to encourage a coordinated approach to the use of land and the management of water in areas subject to flooding in order to minimize social disruption.

3.1 Great Lakes - St. Lawrence River system

3.1.1 On lands adjacent to the Great Lakes, their connecting channels and the St. Lawrence River shoreline, *development₃* will generally be directed to areas outside of the *regulatory shoreline*.

The *regulatory shoreline* is comprised of three standards: the *regulatory flood standard*, the *regulatory dynamic beach standard*, and the *regulatory erosion standard*.

3.1.2 *Development₃* will not be permitted within:

- a) the *regulatory dynamic beach standard*;
- b) the *regulatory flood standard* within the defined portions of the *one hundred year flood level* along the connecting channels; and

c) the *regulatory shoreline* where the area is to be used for *institutional uses* or *essential emergency services* or for the disposal, manufacture, treatment or storage of *hazardous substances* and/or sewage.

3.1.3 *Development₃* may be permitted in areas within the *regulatory flood standard* and *regulatory erosion standard* where:

- a) the *flooding* and *erosion* hazards can safely be addressed;
- b) new or existing hazards are not created or aggravated;
- c) no adverse environmental effects will result;
- d) vehicles and people have a way of safely entering and exiting the area during times of *flooding* and *erosion* emergencies; and
- e) *development₃* is carried out in accordance with *established standards and procedures*.

3.2 *Development₃* adjacent to ravines, river valleys and streams should be restricted within the *one hundred year erosion limits*.

3.3 *Development₃* will be permitted on a *hazardous site* only if the site is/has been *rehabilitated* to remove or mitigate the hazard so that there is no remaining danger to public health or public safety or property damage.

Development₃ on or adjacent to lands affected by past mining activities will be permitted only if appropriate remediation or rehabilitation measures are undertaken to address and mitigate known or suspected *abandoned mine hazards* that may impact the proposed *development₃*.

Where lands affected by past mining activities have been *rehabilitated*, *development₃* or re-use of these lands will be permitted only if the proposed *development₃* will not alter, destroy, remove or impair any rehabilitation work; and if no danger to public health or public safety or property damage would result.

3.4 *Development*₃ may be permitted on a *contaminated site* if the site is/has been *rehabilitated* or *remediated* and if it has been determined that no danger to public health or public safety or property damage would result.

3.5 Riverine Flood Plains

Municipalities and Planning Boards shall show and/or describe *flood plain* lands in official plans and zoning by-laws and incorporate policies so that new *development*₃ does not create new or aggravate existing *flood plain* management problems.

3.5.1 One Zone Concept:

Subject to policies 3.5.2 and 3.5.3 inclusive:

- The *flood plain* will consist of one zone, defined by the *regulatory flood* standard (see Figure F2).
- In the *flood plain*, new *development*₃ is to be prohibited or *restricted*.

3.5.2 Two Zone Concept:

For portions of *flood plains* that could potentially be safely developed with no adverse impacts, the Conservation Authorities in Ontario, or where no Conservation Authority exists, the Ministry of Natural Resources, in cooperation with the *watershed* municipalities, have the option of selective application of the *two-zone (floodway-flood fringe) concept* (see Figure F3). The extent of the *floodway* is to be determined based on local *watershed* conditions, such as critical *flood* depth and velocity, existing and proposed *development*₃, and the potential for upstream and downstream impacts.

In the *floodway*, new *development*₃ is to be prohibited or *restricted*.

In the *flood fringe*, new *development*₃ that may be permitted is to be protected to the level of the *regulatory flood*.

3.5.3 Special Policy Area Concept:

Where strict adherence to policies 3.5.1 and 3.5.2 inclusive is not feasible, the concept of *special policy area* status is recognized as a possible option for *flood* prone communities or portions thereof. Municipalities may apply for *special policy area* status, in accordance with established procedures, and controlled *development*₃ may be permitted once such status is obtained.

Municipalities shall delineate *special policy areas* in their official plans and include policies indicating the circumstances under which new *development*₃ may be permitted and identifying the minimum acceptable *level of protection* required for new *development*₃.

3.5.4 Floodproofing:

In the *flood plain*, any new *development*₃ permitted is to be protected by acceptable *floodproofing* actions or measures.

Ingress/egress for new buildings be such that vehicular and pedestrian movement is not prevented during times of *flooding*.

3.5.5 Public Safety:

Notwithstanding policies 3.5.1 to 3.5.4 inclusive, new *development*₃ is not permitted in the *flood plain* where the use is:

- a) associated with the manufacture, storage, disposal and/or consumption of *hazardous substances* or the treatment, collection and disposal of sewage, which would pose an unacceptable threat to public safety if they were to escape their normal containment/use as a result of *flooding* or failure of *floodproofing* measures;
- b) associated with institutional services, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (eg. the sick, the elderly the disabled or the young) if involved in an emergency evacuation situation as a result of *flooding* or failure of *floodproofing* measures; and

- c) associated with services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of *flooding* or failure of *floodproofing* measures.

Where new *development*₃ identified in a), b) and c) above is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional *floodproofing* precautions above the *regulatory flood* level, may still be required due to the sensitive nature of the *development*₃.

B : *Economic, Community Development, and Infrastructure Policies*

Goal

To manage growth and change to foster communities that are socially, economically, environmentally, and culturally healthy, and that make efficient use of land, new and existing infrastructure, and public services and facilities.

1. The linkages between social and human service needs and land use planning should be recognized in land use planning decisions; and opportunities for facilities and services, including *public service facilities*, should be provided to residents diverse in ability, age, income and culture.
2. Public streets and places, and facilities used by the public, should be planned to meet the needs of pedestrians and to be safe, lively and accessible to all, including the disabled.
3. The well-being of mainstreets and downtowns should be fostered.

4. Communities should be planned and developed to provide opportunities for a diversified economic base which:

- supports a healthy, stable economy;
- enhances employment opportunities;
- fosters and promotes sustainable economic activity;
- builds on the community's advantages; and
- integrates economic, social and environmental considerations.

In order to provide a coordinated approach to economic development, the preparation and implementation of economic development strategies is encouraged. The provision of *infrastructure* to support sustainable economic development should be addressed as a component of this strategy.

5. Communities will be planned to use land efficiently, promote the efficient use of *infrastructure* and *public service facilities*, and where transit systems exist or may be introduced in the future, support the use of public transit.
6. The efficiency of *transportation systems* will be maximized by integrating transportation modes, and making optimal use of existing and new *transportation systems*. Transportation plans should be coordinated with those of other relevant jurisdictions.

7. Servicing and *infrastructure* considerations will form an integral part of land use planning. Municipalities will plan servicing facilities which maintain or enhance the quality of the natural environment to accommodate expected growth. In areas serviced by *full municipal sewage and water services*, *development₁* will be permitted only if sufficient *reserve water and sewage plant capacity* is available to accommodate it.

Development₁ should be serviced by *full municipal sewage and water services* wherever feasible. Where *full municipal sewage and water services* are not provided, and where site conditions permit, multi-lot/unit *development₁* should be serviced by *public communal services*. Where the use of *public communal services* is not feasible, and where site conditions permit, *development₁* may be serviced by *individual on-site systems*. *Development₁* on *partial services* will be discouraged except in the situation where a *public communal system* is required to address remediation of failed *individual on-site systems*.

8. Where *settlement areas* within a municipality are serviced by *full municipal sewage and water services*:

- a) Opportunities will be provided in *built-up areas* for *intensification₁* and *a mix of uses*.
- b) Areas proposed for *development₁* which are within *settlement areas* but which are not *built-up areas*:
 - i) will be logical extensions of *built-up areas*, and will be serviced by *full municipal sewage and water services* with sufficient *reserve water and sewage plant capacity* to accommodate proposed *development₁*; and
 - ii) will have a compact form, *a mix of uses*, and densities that efficiently use land, *infrastructure*, and *public service facilities*.

- c) Extensions to *settlement areas* will be permitted only if the following conditions are met:
 - i) the amount of land included within extensions is justified, based on the amount of land available for *development₁* in the *settlement area*, and on population projections and employment targets for the municipality for a planning horizon of 15-20 years, unless a longer time period has been established for specific regional municipalities as a result of a comprehensive provincial planning exercise, such as that coordinated by the Province in the Greater Toronto Area;
 - ii) areas proposed for *development₁* are logical extensions of the *settlement area*, and will be serviced by *full municipal sewage and water services* with sufficient *reserve water and sewage plant capacity* to accommodate proposed *development₁*;
 - iii) a strategy for the staging, financing and construction of the *infrastructure* for the extension is formulated;
 - iv) opportunities are provided in the *settlement area* for the efficient use of land, *infrastructure*, and *public service facilities* through *intensification₁*, *a mix of uses* and a compact form;
 - v) the extension will have a compact form, *a mix of uses*, and densities that efficiently use land, *infrastructure*, and *public service facilities*; and
 - vi) *prime agricultural areas* are included in the extension only if there is no reasonable alternative, but in all cases *specialty crop land* will be avoided.

9. Where *settlement areas* within a municipality are not serviced by *full municipal sewage and water services*:

- a) Areas proposed for *development₁* which are within the *settlement area* but which are not *built-up areas*:
 - i) will be logical extensions of *built-up areas*, and will be serviced by *public communal services* or *individual on-site systems*; and
 - ii) will have a compact form, and densities and uses appropriate to the *sewage and water systems* proposed.
- b) Extensions to the *settlement area* will be permitted only if the following conditions are met:
 - i) the amount of land included within extensions is justified, based on the amount of land available for *development₁*, population projections and employment targets for the municipality for a planning horizon of 15-20 years, unless a longer time period has been established for specific regional municipalities as a result of a comprehensive provincial planning exercise, such as that coordinated by the Province in the Greater Toronto Area;
 - ii) areas proposed for *development₁* will be logical extensions of the *settlement area*;
 - iii) a strategy for the staging, financing and provision of any required *infrastructure* for the extension is formulated;
 - iv) the long-term suitability of the site for *public communal services* or *individual on-site systems* is demonstrated; and

- v) the extension will have a compact form, and densities and uses appropriate to the *sewage and water systems* proposed; and
- vi) *prime agricultural areas* are included in the extension only if there is no reasonable alternative, but in all cases *specialty crop land* will be avoided.

10. In *rural areas* within a municipality:

- a) Residential *development₁* that is not an extension of a *settlement area* will be permitted only if the following conditions are met:
 - i) the demand for the type and scale of *development₁* is justified based on population projections for the municipality for a planning horizon of 15-20 years and the amount of suitable land available for the proposed type of *development₁* in *settlement areas* within the municipality; and
 - ii) the reasonably anticipated effects of *development₁* on *rural and recreational characteristics* are assessed and are acceptable; and
 - iii) the long-term suitability of the site for *public communal services* or *individual on-site systems* is demonstrated; and
 - iv) the long-term public costs of *infrastructure, public services* and *public service facilities* are assessed and are acceptable.

- b) Recreational and tourism *development₃* that is not an extension of a *settlement area* will be permitted only if the following conditions are met:
 - i) the type and scale of *development₃* is justified based on the demand for the *development₃* and the amount of suitable land available for the proposed type of *development₃* in *settlement areas* within the municipality;
 - ii) the reasonably anticipated effects of *development₃* on *rural and recreational characteristics* and on natural features and functions are assessed and are acceptable;
 - iii) the long-term suitability of the site for *public communal services* or *individual on-site systems* to accommodate proposed uses is demonstrated; and
 - iv) the long-term public costs of *infrastructure, public services* and *public service facilities* are assessed and are acceptable.
 - c) Industrial, commercial and institutional *development₃* should be directed to *settlement areas*, but small-scale industrial, commercial and institutional *development₃* serving the needs of the rural and agricultural area will be permitted only if the following conditions are met:
 - i) the type and scale of *development₃* is justified based on demand, the suitability of the use for location in *settlement areas* within the municipality, and, where applicable, the municipality's economic development strategy;
 - ii) the reasonably anticipated effects of *development₃* on *rural and recreational characteristics* and on natural features and functions are assessed and are acceptable;
 - iii) the long-term suitability of the site for *public communal services* or *individual on-site systems* to accommodate proposed uses is demonstrated; and
 - iv) the long-term public costs of *infrastructure, public services* and *public service facilities* are assessed and are acceptable.
11. In territory without municipal organization:
- a) New permanent town sites will not be permitted.
 - b) *Development₁* will generally be restricted. Permanent residential *development₁* will not be permitted where opportunities for permanent residential *development₁* exist in nearby municipalities.
- Development₁* will be permitted only if:
- i) it is directly related to a resource, and proximity to the resource is necessary; or
 - ii) it is appropriate to specific native, aboriginal or metis community needs; or
 - iii) it is within or adjacent to a *built-up area* in the territory without municipal organization; and
 - iv) the long-term suitability of the site for *individual on-site systems* has been demonstrated. *Development₁* will be permitted on *public communal services* only in the situation where communal services are required to address remediation of failed *individual on-site systems*.

12. Reasonable public access to *public land* and water bodies should be maintained or provided.
13. Policies and decisions regarding *development₂* and *infrastructure* should conserve *significant landscapes, vistas, and ridge-lines*.
14. Policies and decisions regarding *development₂* and *infrastructure* should conserve *significant cultural heritage landscapes and built heritage resources*.
15. *Development₂* and *infrastructure* may be permitted on sites containing *significant archaeological resources* and on sites with medium and high potential if the site is studied and the *archaeological resources* are removed, catalogued and analyzed prior to *development₂* or construction. Where *significant archaeological resources* must be preserved on site to ensure their heritage integrity, only *development₂* and *infrastructure* which maintains the heritage integrity of the site will be permitted.
16. The continuous linear characteristics of *significant transportation and infrastructure corridors and rights-of-way*, including abandoned railway corridors, should be protected.
17. Land uses such as residences, day care centres, or educational, and health facilities, which may be sensitive to the effects of odour, noise, and other contaminants, should be appropriately designed, buffered and/or separated from major facilities such as airports, transportation corridors, sewage treatment facilities, waste sites, industries and aggregate activities to prevent *adverse effects* from these emissions and contaminants.

C : Housing Policies

Goal

To provide opportunities in each municipality for the creation of housing that is affordable, accessible, adequate and appropriate to the full range of present and expected households in the housing market area.

1. The opportunity for housing types to meet the present and expected needs of the full range of households in the *housing market area* will be provided.
2.
 - a) Opportunities will be provided for no less than 30 percent of new dwelling units created through *development₄* and *intensification₂* to be affordable housing.
 - b) Opportunities will be provided for, wherever feasible, no less than half of the new housing required through policy C2 a) to be *affordable* to the lowest 30th percent of the household income distribution for the *housing market area*. Full use will be made of innovative *development₄* and *redevelopment*, and *small-scale intensification*, public lands, government programs and other available tools to implement this provision.
3. The opportunities referred to in policies C1 and 2 will be provided in each *community planning area*.
4. *Small-scale intensification* will be permitted in all areas permitting residential use, except where *infrastructure₂* is inadequate, or there are significant physical constraints. This is in addition to Planning Act provisions permitting certain houses to have two residential units.
5. The use of residential development standards that facilitate *affordable housing* and compact urban form is encouraged in *development₄* and *redevelopment*.
6. Where land owned by the provincial government is declared surplus and is suitable for housing, opportunities will be provided for the development of *affordable housing*. In the case of smaller sites where only one project can be accommodated, the opportunities will be for the development of *not-for-profit housing*. In the case of other sites, the opportunities will be for the development of housing serving a broader income range.
7. A sufficient supply of land for *development₄* and *intensification₂* will be maintained in accordance with policies under Goal B to allow for the housing types required to meet the needs of the full range of present and expected households in the *housing market area*. Specifically:
 - municipalities will maintain at least a continuous ten-year supply of land designated for residential *development₄* or *redevelopment*; and
 - where *development₄* is to occur, municipalities will maintain at least a continuous three-year supply of land for such *development₄* in draft approved/registered plans of subdivision.

8. Alternative approaches to implementing Goal C may be used by:

- townships, villages and towns with populations below 10,000, other than:
 - villages and towns bounded by a township with a population of 10,000 or more;
 - townships bounded by a town or city with a population of 10,000 or more; and
 - those within a regional municipality or the Census Metropolitan Areas of London and Windsor; and
- areas under the jurisdiction of planning boards, except in those portions of planning areas that are cities or towns with a population of 10,000 or more.

9. Upper-tier municipalities will allocate their projected housing needs among the lower-tier municipalities.

D : Agricultural Land Policies

Goal

To protect prime agricultural areas for long-term agricultural use.

1. *Prime agricultural areas* will be protected for agricultural use, being:

- **primary agricultural uses:** the growing of crops or raising of livestock and other animals for food or fur, including poultry and fish;
- **secondary agricultural uses:** uses secondary to the farm operation, such as home occupations, home industries, and uses that produce value-added agricultural products from the farm operation.
- **agriculture-related uses:** those farm-related commercial and farm-related industrial uses that are directly related to the farm operation and are required in close proximity to farm operations.

Extensions of *settlement areas* affecting *prime agricultural areas* will be permitted only if the policies of Goal B are met.

2. Non-agricultural uses, including *public service facilities*, are not permitted within *prime agricultural areas* and are encouraged to locate in existing communities to support, where possible, community economic development.

New *infrastructure* may be permitted within *prime agricultural areas* only if it has been approved through an *environmental assessment process*.

3. Lot creation in *prime agricultural areas* is generally discouraged, and will be permitted only for:

- primary agricultural uses where the severed and retained lots are intended for primary agricultural uses and are of a size appropriate for the type of agricultural use(s) common in the area, and are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation;
- existing agriculture-related uses;
- residences surplus to farming operations as a result of *farm consolidation*;
- *residential infilling*;
- one lot for a farm operation for a full time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994 or an earlier date set in an existing official plan, and has owned and operated the farm operation for a substantial number of years;
- *infrastructure* where the facility cannot be accommodated through the use of easements or rights-of-way; and
- *legal or technical reasons*.

Lots for any of the residential uses listed above will be kept to the minimum size needed to accommodate the residence plus *individual on-site systems* and should be located in such a way as to avoid the most productive portion of the farm.

4. In *prime agricultural areas*, extraction of *mineral aggregates* on *prime agricultural lands* may be permitted as an interim use provided that agricultural rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored.

On *prime agricultural lands*, extraction may occur below the water table and complete agricultural rehabilitation is not required only if it is demonstrated that:

- a) there is a substantial quantity of *mineral aggregate* below the water table warranting extraction below the water table;
- b) other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on *prime agricultural lands* where rehabilitation to agriculture is possible; and
- c) in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.

5. New *development*, and land uses, and new or expanding livestock facilities will comply with the *minimum distance separation formulae*.

E : Conservation Policies

Goal

To encourage energy conservation, water conservation, and the reduction, re-use and recycling of waste.

1. Municipalities should be planned to provide opportunities for energy and water conservation through means such as siting, design, landscaping, *infrastructure* and building design.
2. Municipalities should be planned to promote the most efficient modes of transportation and to reduce the need for the private automobile by giving priority to energy-efficient low-polluting travel, such as walking, bicycling, and public transit.
3. The built environment and the energy resources embodied in the building materials and in the transport of those materials should be conserved, where feasible, through re-use, recycling and renovation.
4. Provision should be made for *waste management systems* to accommodate *development*, and complement reduction, re-use and recycling objectives.

F : Mineral Aggregate, Mineral and : Petroleum Resources Policies

Goal 1

To ensure all parts of Ontario possessing mineral aggregates, an essential non-renewable resource to the overall development of any area, share a responsibility to identify and protect mineral aggregate resources and legally existing pits and quarries to ensure mineral aggregates are available at a reasonable cost and as close to markets as possible to meet future local, regional, and provincial needs.

1.1 Any planning jurisdiction, including municipalities and planning boards, shall identify and protect as much of its *mineral aggregate* as is practicable, in the context of other land use planning objectives, to supply local, regional and provincial needs.

1.2 *Legally existing pits and quarries* shall be identified and protected from incompatible land uses so that these operations are a permitted activity, with no uses or other activities permitted that would be incompatible with *mineral aggregate* operations.

1.3 In recognition of the continuing local, regional and provincial need for *mineral aggregates*, as much of the *mineral aggregate* resources as is realistically possible in the context of other planning objectives shall be identified and protected from land uses which are incompatible with possible future extraction.

1.4 Non-aggregate land uses or *development*_{1,3} may be permitted in areas of *mineral aggregate* resources which are protected in the official plan, where it can be shown that:

- a) extraction would not be feasible; or
- b) the proposed land use or *development*_{1,3} serves a greater long term interest of the general public than does aggregate extraction; or
- c) the proposed land use or *development*_{1,3} would not significantly preclude or hinder future extraction.

1.5 Clear and reasonable policies shall be provided to permit the establishment or expansion of pits and quarries.

1.6 *Wayside pits and quarries* shall be permitted in all plan designations and all zoning categories without requiring an amendment to the plan or zoning by-law, except the plan may require a rezoning for a *wayside pit or quarry* in areas of existing development or particular environmental sensitivity which are designated in the plan.

1.7 After uses that are compatible with long term planning goals may be identified to facilitate rehabilitation*.

- * In parts of Ontario not designated under the Aggregate Resources Act, it is encouraged that rehabilitation standards compatible to those under the Aggregate Resources Act be adopted for aggregate extraction operations on private land.

Goal 2

To protect mineral and petroleum resource operations, deposits of minerals and petroleum resources, and areas of potential mineral and petroleum resources for resource use.

2.1 Mineral and petroleum resource operations, deposits, and areas of potential mineral and petroleum resources will be identified for resource use and protected from incompatible development₃.

2.2 In areas of deposits and areas of potential mineral and petroleum resources, development₃ that precludes or hinders future access to and use of these resources will be permitted only if:

- a) resource use is not feasible; and
- b) existing or proposed uses serve a greater long-term public interest than does resource use.

2.3 Development₃ on lands adjacent to mineral and petroleum resource operations, or adjacent to areas of deposits will be permitted only if:

- a) the development₃ would not preclude or hinder the continuation of the existing operations; and
- b) the development₃ would not preclude the development of the resource; and
- c) issues of potential public health and safety and environmental protection are addressed.

2.4 Rehabilitation of mineral and petroleum resource lands will be required after extraction and other related activities have ceased.

G Interpretation and Implementation

Interpretation

This comprehensive set of policy statements is issued under Section 3 of the Planning Act by the Ministry of Municipal Affairs, in conjunction with other ministries.

Section 3 of the Planning Act requires that, in exercising any authority that affects planning matters, planning authorities “shall be consistent with” policies adopted under the Act.

These policies are to be read in conjunction with other policy statements issued under the Planning Act. These policies should also be read in their entirety, and all applicable policies applied to each situation. Nothing in these policies is intended to prevent planning authorities from going beyond the minimum standards established in any of these policies, unless doing so would conflict with any other policy statement.

These policy statements do not supersede or take priority over any other policy statement.

Implementation:

1. Policy statements will be implemented by municipalities and other planning jurisdictions through their decisions on official plans, subdivisions, consents, zoning by-laws, minor variances, and other planning matters.
2. Once the policy statements come into effect, planning authorities “shall be consistent with” the policies in making decisions on all new planning applications. However, where a complete application has been made to the approval authority before the effective date of

the policy statements, it must reflect the policy environment in place at the time of application. Similarly, in the review of site plans and rezonings which implement an approved application, planning authorities will apply the same policies which were used to review the approved application.

3. The Ministry of Municipal Affairs, together with other ministries and in consultation with the public, may prepare guidelines to assist planning jurisdictions in implementing policy statements. Implementation guidelines are advisory and will provide information on the meaning of the policies and illustrate ways for policies to be implemented.

4. Ministries will provide available information to planning jurisdictions on matters of provincial significance outlined in policy statements, and may assist planning jurisdictions in mapping and developing their policies.

5. *Infrastructure* may be authorized under legislation other than or in addition to the Planning Act. Other authorizing legislation may include the Environmental Assessment Act, the Ontario Energy Board Act, and the Ontario Water Resources Act. An *environmental assessment process* may be applied to new *infrastructure* as part of this authorization process. Generally, such a process involves the consideration of alternatives to the undertaking, and location and alignment alternatives early in the planning process to avoid significant features and environmental impacts; and the incorporation of siting, construction methods and mitigation measures to minimize environmental impacts where avoidance of the feature is not possible.

In this context, the term “environment” is broadly defined and includes: air, water and land; plant and animal life; social economic and cultural conditions; buildings and structures; and emissions. As part of the environmental assessment planning process, it is the responsibility of the proponent to consider all applicable policies in evaluating effects on the environment. The applicable policies of Goals A to F would therefore be considered as part of the authorization process for the undertaking.

6.1 Except in the circumstances identified in 6.3 below, an *environmental impact study (EIS)* will be required for development proposals in the following areas:

- lands adjacent to *significant* ravine, valley, river, and stream *corridors*, to *significant* portions of the habitat of *endangered species* and *threatened species*; and to the features covered by policy A1.2b)1); and
- lands in and adjacent to *significant* portions of the habitat of *vulnerable species*, *significant natural corridors*, *significant woodlands* south and east of the Canadian Shield, *areas of natural and scientific interest*, *shorelines of lakes, rivers and streams*, and *significant wildlife habitat*, in accordance with policy A1.2b)2).

6.2 An *EIS* shall include:

- a) a description of the existing natural environment that will be affected or that might reasonably be expected to be affected, either directly or indirectly;
- b) the environmental effects that might reasonably be expected to occur;
- c) alternative methods and measures for mitigation of potential environmental effects of the proposed *development_{1,2}*; and
- d) a monitoring plan to measure the potential effects on the environment.

6.3 An *environmental impact study* will provide a basis for assessing impacts. Other environmental planning processes may incorporate the elements of an *EIS* and serve the same purpose. For example, where detailed development criteria have been applied to a site through a mechanism such as a comprehensive planning process, a comprehensive *EIS*, or on the basis of a watershed or subwatershed plan, a site-specific *EIS* may not be required.

Similarly, where *infrastructure* which is subject to the Planning Act has been authorized under an *environmental assessment process*, and has undergone a systematic process of examining impacts on the environment, an *EIS* will not be required. Where *infrastructure* which is subject to the Planning Act is not authorized under an *environmental assessment process*, an *EIS* will be required.

Figures

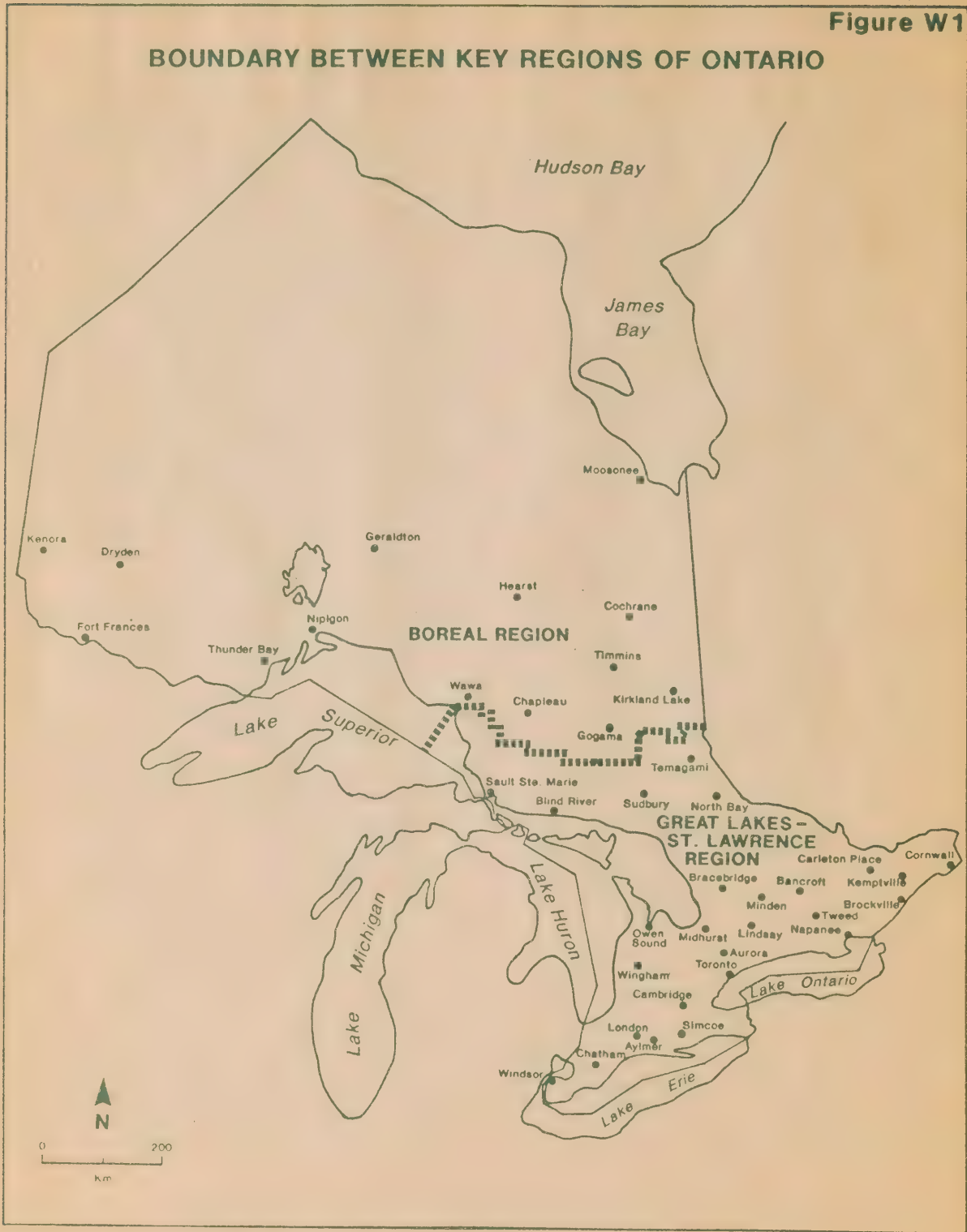
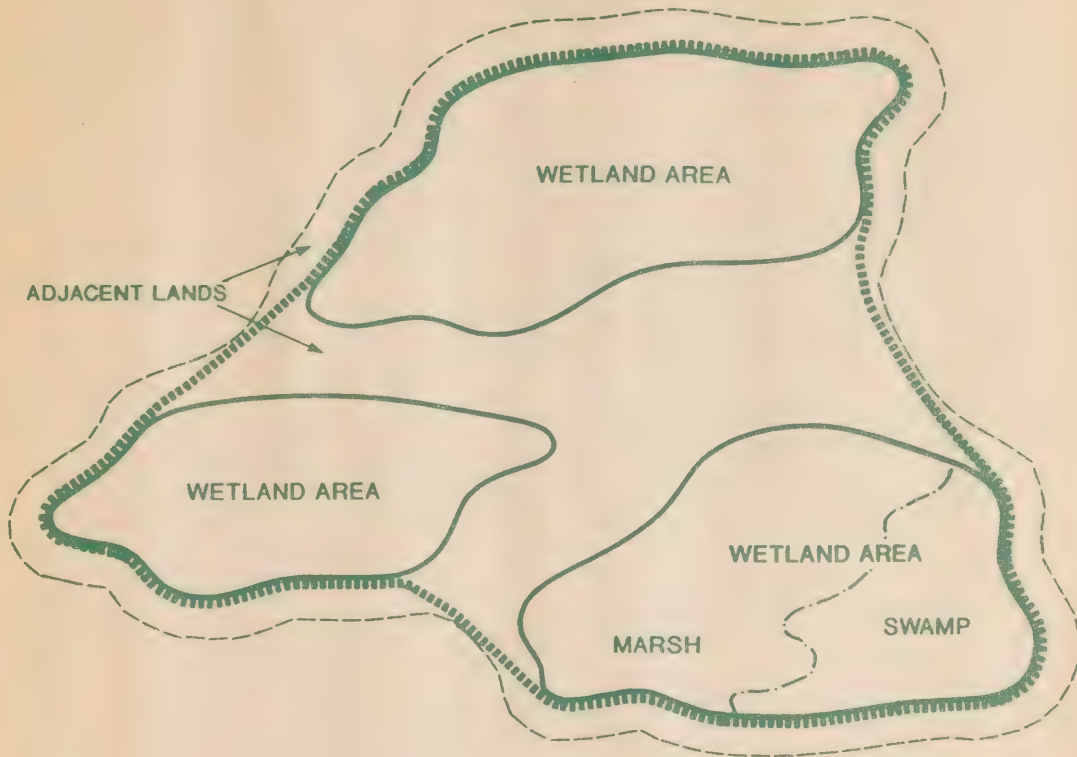


Figure W2

WETLAND TERMINOLOGY



Boundary of Wetland Complex
Boundary of Wetland Area	————
Boundary of Wetland Type	— · — · —
Boundary of Adjacent Lands	-----

Figure W3

BOUNDARY BETWEEN BOREAL AND
GREAT LAKES - ST. LAWRENCE REGIONS

BOUNDARY BETWEEN BOREAL AND
GREAT LAKES - ST. LAWRENCE REGIONS

DISTRICT BOUNDARY

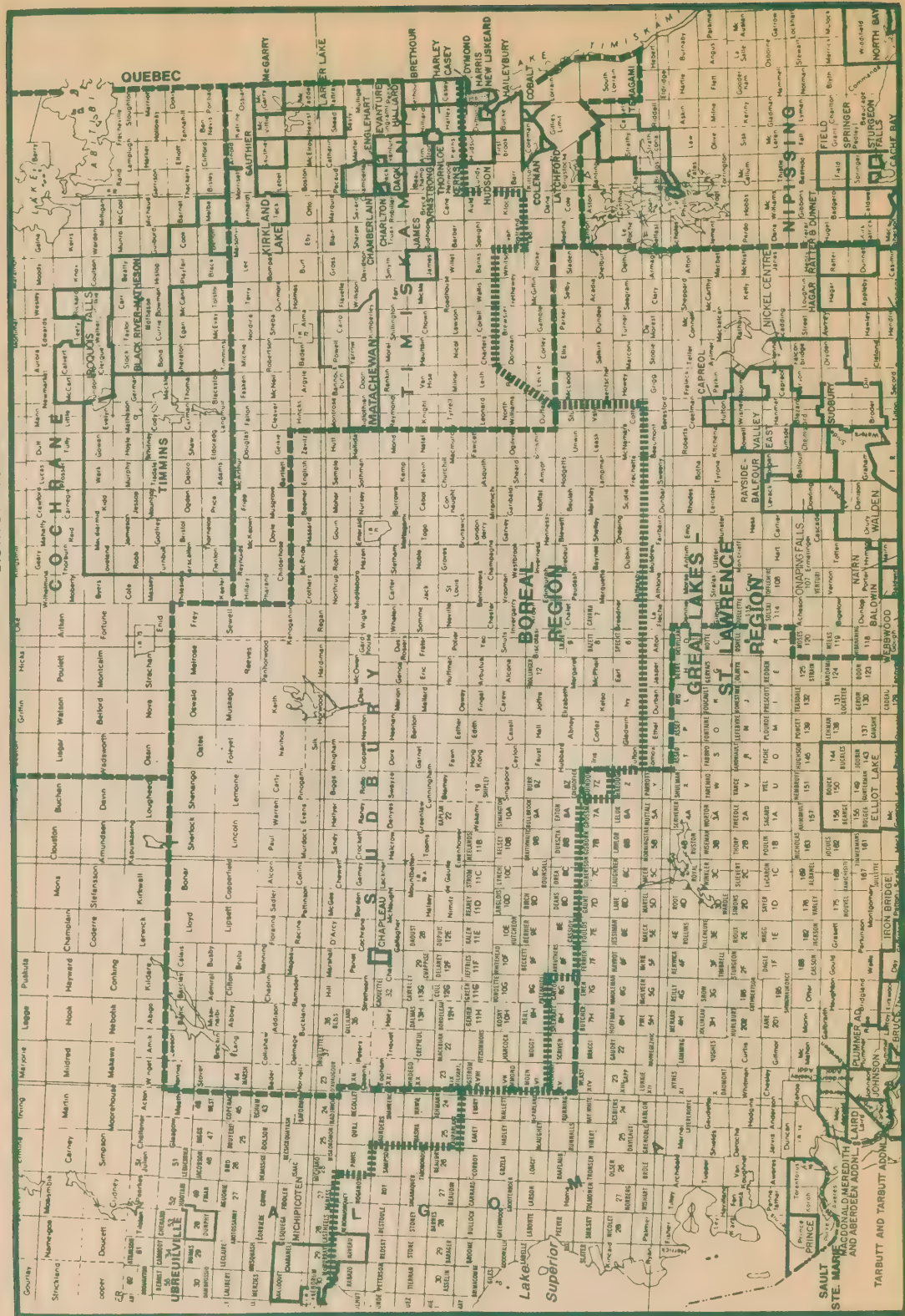
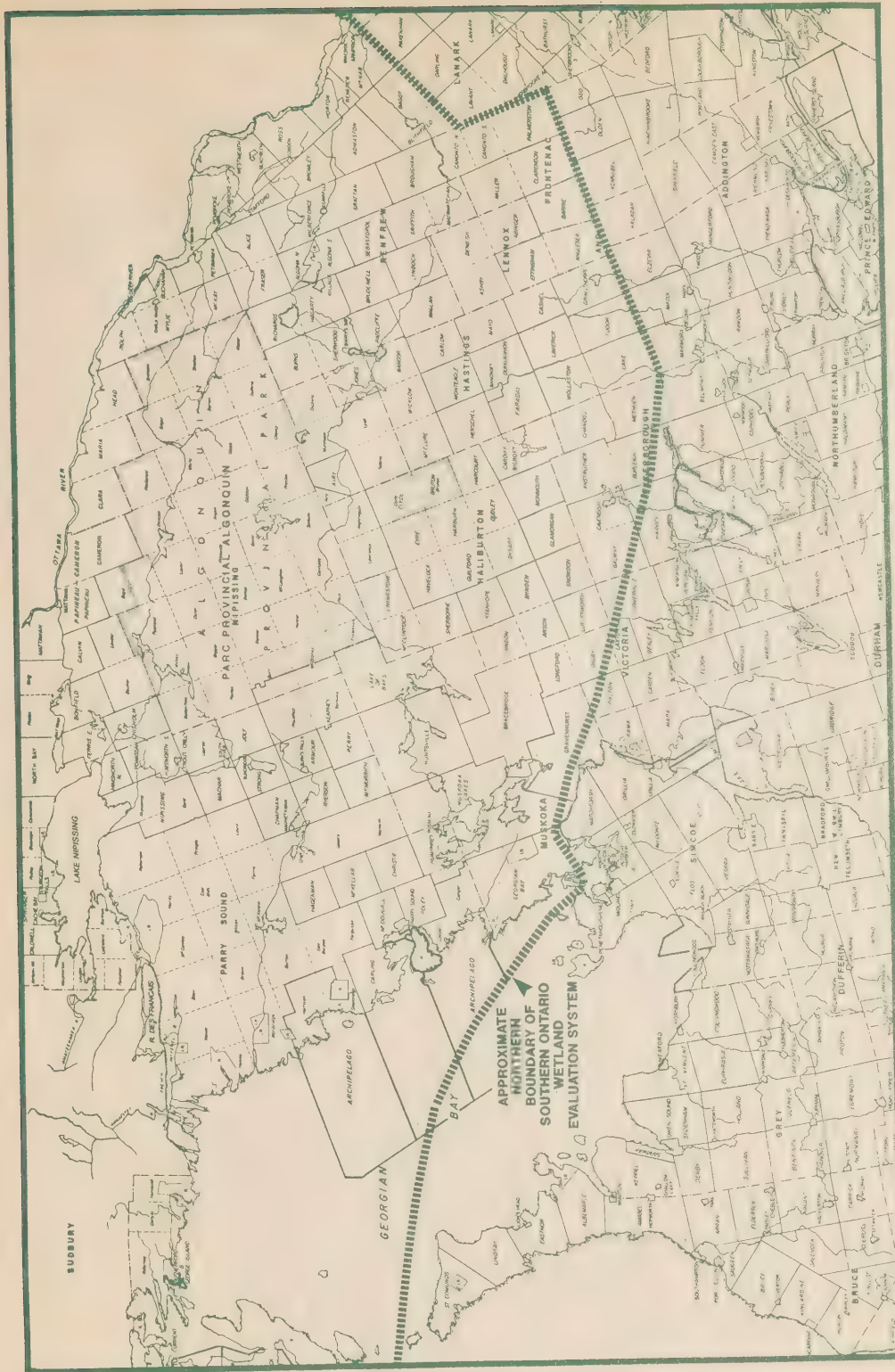


Figure W4

BOUNDARY OF EVALUATION SYSTEM



REGULATORY FLOOD**Figure F1**

ZONE 1—Flood Produced by Hurricane Hazel Storm or the 100 Year Flood, whichever is greater.

ZONE 2—The 100 Year Flood

ZONE 3—Flood Produced by the Timmins Storm or the 100 Year Flood, whichever is greater

— Approximate boundaries of the Regulatory Floods



ONE-ZONE CONCEPT

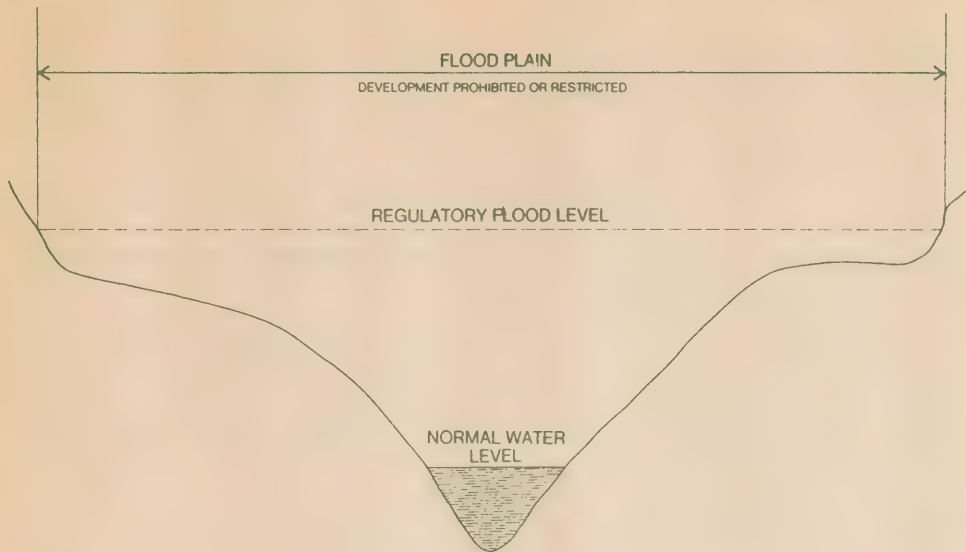


Figure F2

TWO-ZONE FLOODWAY-FLOOD FRINGE CONCEPT

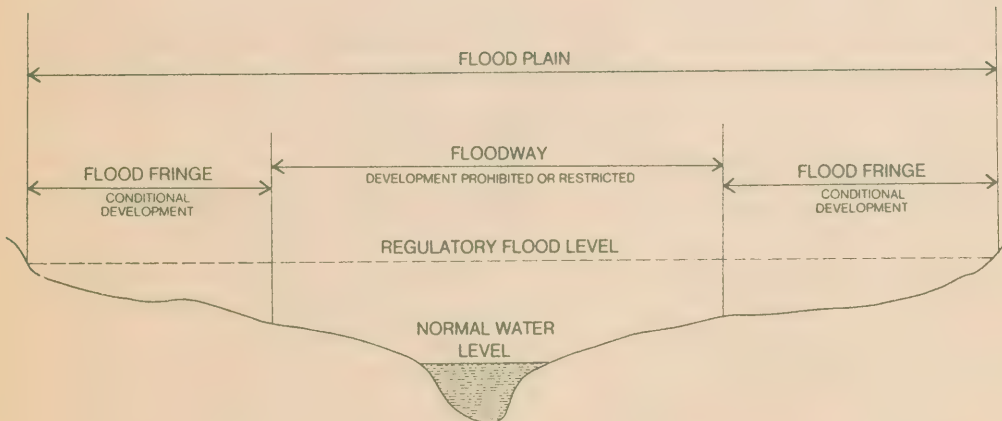


Figure F3

Definitions

Abandoned mine hazards:

means surface or underground mine workings, surface buildings or structures, tailings, waste-rock piles, areas of subsidence or any other component of a mine site that has not been *rehabilitated*.

Adjacent lands:

means lands contiguous to an identified natural feature or function or resource.

In relation to leda or marine clays means:

- an area defined as the horizontal limit of historical regressive landslides and an allowance to achieve “factor of safety” slope equal to or greater than 1.5:1.

In relation to *wetlands* in the *Great Lakes - St. Lawrence Region* and in the *Boreal Region*, means:

- those lands within 120 metres of an individual *wetland area*; and
- all lands connecting individual *wetland areas* within a *wetland complex*.

In relation to other natural features or areas, means those lands within:

- the distance defined for a specific feature or area in a guideline or procedure established by the province or through comparable municipal evaluations, or
- the distance established for a specific feature or area in an approved official plan.

Adverse effects:

means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant and animal life;

- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for use by humans.
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

Affordable housing:

means accommodation which is affordable to households with incomes in the lowest 60 per cent of the income distribution for the *housing market area*, including *not-for-profit housing*.

Agricultural activities:

means ploughing, seeding, harvesting, grazing, animal husbandry, buildings and structures associated with these farming activities. This includes such activities on areas lying fallow as part of a conventional rotation cycle.

Archaeological resources:

means the remains of any building, structure, activity, place, or cultural feature or object which, because of the passage of time, is on or below the surface of land or water, and is of significance to the understanding of the history of a people or place.

Areas of natural and scientific interest (ANSI):

means areas of land and water containing natural landscapes or features which have been identified as having values related to natural heritage protection, scientific study, or education. Depending upon the features of particular areas, they may be referred to as life science or earth science sites. These areas vary in their level of significance and their vulnerability to environmental impacts.

Biodiversity:

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.

Biota:

means all plant and animal life.

Boreal region:

means the part of Ontario north of the line shown in Figures W1 and W3.

Built heritage resources:

means a building, structure, monument, or installation (or a group of them), or remains associated with architectural, cultural, social, political, economic, or military history.

Built-up areas:

means areas within hamlets, villages, towns or cities where development is concentrated. It includes existing development, as well as vacant registered and draft approved lots.

Community planning area:

means an area defined by a municipality or planning board for the purpose of undertaking comprehensive land-use planning. Such areas may vary in geographic size, but are generally smaller than the entire municipality but larger than a site-specific development application.

Connecting channels:

means the rivers (St. Mary's, St. Clair, Detroit and Niagara) which convey water flows between Lakes Superior, Huron, St. Clair, Erie, and Ontario. This also includes the St. Lawrence River.

Contaminated site:

means property or lands that, which have not been rehabilitated and which, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites include some industrial lands, some transportation facilities, electrical facilities, and some abandoned mine hazards.

Corridors:

means, for the purposes of the policies in Goal A1 and the related definitions, the naturally vegetated or potentially revegetated areas that link or border natural areas and provide ecological functions such as habitat, passage, hydrological flow, connection or buffering from adjacent impacts. They can occur across or along uplands, lowlands or slopes. Ravine, valley, river and stream corridors are further defined as landform depressions, usually with water flowing through or standing in them for some period of the year. Ravine and valley corridors may be defined locally by considerations such as their natural features or functions, minimum setbacks from the crest of slope, top of ravine or valley bank or top of projected *stable slope*.

Cultural heritage landscape:

means a landscape which has been altered through human activity and has been identified as being important to a community.

Defined portions of the one hundred year flood level along the connecting channels:

means those areas which are hydraulically critical to the conveyance of the flows associated with the *one hundred year flood level* along the *connecting channels* and where physical intrusions of any size, shape or configuration will create new flood hazards, cause updrift and/or downdrift impacts and/or cause environmental impacts.

Deposits:

Deposits of petroleum resources include oil, gas, or brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation and may include sites of former operations where resources are still present.

Mineral deposits:

means an unusually large or rich concentration of valuable *minerals* identified within a small part of the Earth's crust. An area of identified mineral potential may contain one or several mineral deposits.

Development: (Where a subscript number appears with the word development, the policy should be read in the context of the corresponding definition below.)

development₁:

means a new lot and/or an increase in the number of permitted units on a lot.

development₂:

means the construction, erection or placing of a building or structure; activities such as site grading, excavation, removal of top soil, or peat and the placing and dumping of fill; drainage works, except for the maintenance of existing municipal and agricultural drains.

development₃:

means the construction, erection or placing of a building or structure of any kind; or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof; and includes such related activities as site grading and the placing or dumping of fill.

development₄:

means the creation of new dwelling units other than through redevelopment or intensification;

The following are not considered as development for the purposes of any of these definitions:

- activities that create or maintain *infrastructure* authorized under an *environmental assessment process*;
- remedial works;
- those works subject to the Drainage Act; and
- *good forestry practices* in accordance with the Trees Act, and associated buildings and structures.

Ecosystem:

means systems of plants, animals, and micro-organisms, together with the non-living components of their environment, related ecological processes, and humans.

Endangered species:

means any indigenous species of fauna or flora that, on the basis of the best available scientific evidence, is indicated to be threatened with immediate extinction throughout all or a significant portion of its Ontario range. Endangered species are identified in Regulations under the Endangered Species Act.

Environmental assessment process:

means a process for authorization of an undertaking under legislation such as the Environmental Assessment Act, and Ontario Energy Board Act.

Environmental impact study (EIS):

means:

for the purposes of policy A1.2, a study prepared in keeping with established procedures, to identify and assess the impacts of *development_{1,2}* on a specified feature or system;

for the purposes of the policies in Goal A2, means a study prepared in accordance with established procedures, to identify and assess the impacts of *development₂* on *provincially significant wetlands*.

Erosion:

means a volumetric reduction of land by human-induced or natural processes.

Essential Emergency services:

means services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding and failure of floodproofing measures and/or protection works, and/or erosion.

Established Standards and Procedures:

(for the Great Lakes and their connecting channels and the St. Lawrence River) means those

principles, methods and procedures which are used and applied in current hydro-technical engineering practices, geo-technical practice and/or disciplines such as geology, geomorphology, botany and zoology. These include:

Floodproofing Standard which is defined as a method or procedure to address flooding hazards associated with lake levels, wave uprush and other water related hazards. Fulfilling the defined floodproofing standard involves the combination of appropriate and acceptable structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties subject to flooding so as to reduce or eliminate flood damages.

Protection works standard which is defined as a method or procedure to address flooding, erosion and/or other water related hazards. Fulfilling the defined protection works standard involves a combination of appropriate and acceptable structural and/or non-structural works which are intended to reduce damages caused by flooding, erosion and/or other water related hazards. Where protection works are considered appropriate and acceptable, they must be combined with an allowance to address slope stability and flood/erosion hazards.

Access standard (ingress and egress) which is defined as a method or procedure to ensure safe vehicular and pedestrian movement during times of flooding, erosion and/or other water related hazards.

Farm consolidation:

means the acquisition of additional farm parcels to be operated as one farm operation.

Farm operation:

means the composite of all parcels operated as a farm.

Fill, construction and alteration to waterways regulation:

means a regulation passed pursuant to Section 28 of the *Conservation Authorities Act*, R.S.O 1980 or its successors, whereby a Conservation Authority may, among other matters, regulate:

- the straightening, changing, diverting, or interfering in any way with the existing channel of a river, creek, stream or watercourse;
- the construction of any building or structure in or on a pond or swamp or in any area subject to *flooding*; and
- the placing or dumping of fill of any kind in any defined part of the area over which the Conservation Authority has jurisdiction in which, in the opinion of the Conservation Authority, the control of *flooding* or pollution or the conservation of land may be affected.

Fish:

includes (a) parts of fish; (b) shellfish, crustaceans, marine animals, and any parts of shellfish, crustaceans and marine animals; and (c) the eggs, sperm, spawn, larvae, spat and juvenile stages of fish, shellfish, crustacean and marine animals.

Fish habitat:

means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood: (for riverine flood plains)

means a temporary rise in the water level resulting in the inundation of areas adjacent to a watercourse not ordinarily covered by water.

Flood fringe:

means the outer portion of the *flood plain* between the *floodway* and the limit of the *regulatory flood*. *Flood* depths and velocities are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood plain:

means the area, usually low lands, adjoining a watercourse which has been, or may be covered by *flood* water.

Flooding: (for the Great Lakes and their connecting channels and the St. Lawrence River) means a rise in the water level resulting from the inundation of areas not ordinarily covered by water which are adjacent to a lake or *connecting channel*.

Floodproofing:

means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to *flooding* so as to reduce or eliminate *flood* damages.

Floodway:

means the channel of a watercourse and that inner portion of the *flood plain* where *flood* depths and velocities are generally higher than those experienced in the *flood fringe*. The *floodway* represents that area required for the safe passage of *flood* flow and/or that area where *flood* depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage.

Functions:

means, in regard to natural features and functions, the natural processes, products or services that species and non-living environments provide or perform within or between ecosystems and landscapes.

Good forestry practices:

means the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which it is being applied and which minimize detriments to forest values, including: significant ecosystems, important fish and wildlife habitat, soil and water quality

and quantity, forest productivity and health; and the aesthetic and recreational opportunities of the landscape. Good forestry practices includes the cutting and removal of hazardous, severely damaged, diseased and insect infested trees which must be removed in order to prevent contamination or infestation of other trees, or which no longer contribute to the achievement of forest values.

Great Lakes - St. Lawrence region: (for wetlands) means the area of Ontario south of the line shown in Figures W1 and W3.

Great Lakes - St. Lawrence River system:

means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their *connecting channels*, and the St. Lawrence River within the boundaries of the Province of Ontario.

Ground water:

means sub-surface water, or water stored in the pores, cracks, and crevices in the ground below the water table.

Ground water recharge area:

means an area in which there is significant addition of water by natural processes to ground water.

Hazardous site:

means property or lands that have not been rehabilitated which for reasons of public health, safety, or potential property damage, could be unsafe for development as a result of naturally occurring or human-made perils. They may include unstable lands, or areas subject to changes as a result of their previous use as sites for petroleum operations, sites prone to erosion, slopes and banks, unstable soils such as some organic and clay soils (leda and portlandia clays), areas of unstable bedrock (karst topography), sites containing orphaned wells, suspended wells, capped wells, underground caverns (petroleum wells and brine wells and caverns) and abandoned mine hazards.

Hazardous substances:

means substances which individually, or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide range of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Head-water:

means the source area of a stream.

Housing market area:

refers to an area with a high degree of social and economic interaction which forms a separate and distinct market for accommodation. The housing market area generally is equivalent to the area within the boundaries of a *regional municipality*, county, separate municipality, city in the North, planning board, or planning authority. Where housing markets extend significantly beyond these boundaries, then the housing market area will be based on the larger market area.

Hydric Soils:

means soils that are characterized by an abundance of moisture, to the extent that the soils are either inundated or dominated by water-tolerant vegetation

Hydrophytic plants (Hydrophytes):

means vegetation commonly growing in water or in water-logged soil, and are water-tolerant.

Infrastructure:

means physical structures that form the foundation for development. Infrastructure includes: sewage and water works, waste management systems, electric power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

Institutional uses:

means those uses associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools where there is a threat to the safe evacuation of the sick, the elderly, the physically challenged or the young during an emergency as a result of flooding, failure of

floodproofing measures or protection works, or erosion.

Intensification:

Intensification₁:

means the development of a property or site at a higher density than previously existed. It includes: *redevelopment* or development within existing communities; infill development, or development on vacant lots or underdeveloped lots within a *built-up area*; conversion, or the change of use of an existing structure or land use; and the creation of apartments or other accommodation in houses.

Intensification₂:

means the creation of new dwelling units in existing buildings or on previously developed, serviced land and includes *redevelopment* and *small-scale intensification*.

Legal and technical Reasons:

means severances for purposes, such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Legally existing pits and quarries:

means: a) lands under licence or permit, other than *wayside pits* and *quarries*, issued in accordance with the Aggregates Resources Act, or successors thereto; and b) for lands not under licence or permit, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation.

Level of protection:

means a specified level, elevation, and/or flow velocity to which new *development₃* must not be susceptible to *flood* related damage.

Local conditions:

means the physical and hydrologic characteristics of an area as they input to and may affect *flood plain* management.

Minerals:

Industrial minerals are generally synonymous with *non-metallic minerals* and include any rock, mineral or other naturally occurring substance of present or potential economic value, exclusive of metallic ores, *mineral aggregates* and mineral fuels.

Metallic minerals have a high specific gravity and a metallic lustre from which metals (such as copper, nickel, or gold) are derived.

Non-metallic minerals lack the common properties of *metallic minerals*, such as metallic lustre or high specific gravity, and are generally of value for intrinsic properties of the mineral itself and not as a source of metal. They are generally synonymous with non-aggregate industrial minerals such as asbestos, gypsum, nepheline syenite, rock salt and talc.

Mineral Aggregates means sand, gravel, shale, limestone, dolostone, sandstone, and other mineral materials suitable for construction, industrial, manufacturing and maintenance purposes, but does not include metalliferous minerals, fossil fuels, or non-aggregate industrial minerals such as asbestos, gypsum, nepheline syenite, peat, salt and talc or mine tailings.

Mineral and petroleum resource operations:
means:

- mining operations and associated facilities;
- oil, gas, and brine wells and associated facilities, oil field brine disposal wells and associated facilities, and facilities for the underground storage of natural gas and other hydrocarbons;
- areas of existing mining land dispositions; and
- past-producing mines with remaining mineral development potential.

Minimum distance separation formulae:

means formulae developed by the Ministries of Agriculture and Food, of Environment and Energy, and of Municipal Affairs to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mix of uses:

means a variety of uses in a building or community in close proximity, possibly including housing, recreational, and commercial, institutional, industrial, or other employment uses.

Natural geological hazards:

means features such as karst topography, and naturally occurring radon gas which, for reasons of public health, safety, or potential property damage, are unsafe for development as a result of naturally occurring perils.

Natural heritage features and areas:

means natural landforms, ecosystems, species in the environment, and their environmental and social value as a legacy of natural or restored ecosystems on the landscape. They include: natural areas and natural or restored *corridors* such as *significant* ravines, river and stream *corridors*; *significant* portions of the habitat of *endangered species*, *threatened species*, and *vulnerable species*, *significant* natural *corridors* and *woodlands* south and east of the Canadian Shield, *areas of natural and scientific interest*, *shorelines of lakes, rivers and streams*, and *significant wildlife habitat*.

Net gain:

when referring to *fish habitat*, means that there is an actual increase in the area and or number of *fish habitats* through:

- the creation of new *fish habitat areas*, or
- the expansion of and/or the rehabilitation of existing *fish habitat areas*.

No net loss:

means a working principle by which the Ministry of Natural Resources strives to balance unavoidable habitat losses with habitat replacement on a project-by-project basis so that further reductions to Ontario's fisheries resources due to habitat loss or

damage may be prevented.

Not-for-profit housing:

means accommodation owned by public agencies or non-profit housing corporations, including non-profit co-operative housing corporations.

Observed flood event:

means a *flood* actually experienced in a particular *watershed* or portion thereof. Subject to the policies contained in this document, and the availability of sufficient documentation, an observed flood event may be used for regulatory purposes as follows:

- to define *flood plain* limits for that specific area where ice jams have historically occurred; or
- to define *flood plain* limits for the entire *watershed* by transposing or extending data derived from the observed flood event with reference to the physical and land use characteristics of the entire *watershed*. The transposing of data is considered acceptable where the evidence suggests that the *flood plain* event could have potentially occurred over other portions of the *watershed*.

One hundred year erosion limits: (for lands adjacent to ravines, river valleys and streams) means the approved standards involving the combined influence of *stable slope*, 100 times the average annual recession rate, and an erosion allowance to define the erosion limits for regulatory purposes.

One hundred year flood: (for riverine flood plains)

means that *flood*, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means the peak still water level due to the combined occurrences of mean monthly lake levels and wind set-up that is equalled or

exceeded in 1% of all years. In the *connecting channels* and the St. Lawrence River, the one hundred year flood level is the peak instantaneous still water level that is equalled or exceeded in 1% of all years.

One zone concept:

means the approach whereby the entire *flood plain*, as defined by the *regulatory flood*, is treated as one unit, and all *development* is prohibited or *restricted*.

Orphaned gas, oil and brine wells:

means a gas, oil or brine well with no known previous or current ownership.

Other water-related hazards:

means water associated phenomena other than *flooding* and wave uprush which act on shorelines. This includes, but is not limited to wave spray, ponding due to wave overtopping, ice accumulation and ice forces.

Potential mineral and petroleum resources:

means areas favourable to the discovery of *deposits of mineral or petroleum resources* due to favourable geology, the presence of known *deposits* or other technical evidence.

Prime agricultural area:

means an area where *prime agricultural land* predominates. *Prime agricultural areas* may also be identified through an alternative land-evaluation system approved by the Ministry of Agriculture and Food.

Prime agricultural land:

means land that includes *specialty crop lands* and/or Canada Land Inventory Classes 1, 2, and 3 agricultural soils.

Protection Works: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means non-structural and structural works which are intended to reduce damage caused by flooding, erosion and/or other water related hazards.

Provincially significant wetlands:

means:

- class 1, 2, and 3 *wetlands* in that part of the *Great Lakes - St. Lawrence Region* below the line approximating the southern edge of the Canadian Shield (see Figure W4), defined in “An Evaluation System for Wetlands of Ontario South of the Precambrian Shield”, Second Edition, 1984, as amended from time to time; and
- those *wetland areas* identified as *provincially significant wetlands* by the Ministry of Natural Resources through an evaluation system(s) developed specifically for other areas of Ontario.

Public lands:

means lands owned by a public body, but does not include crown lands or “public lands” as defined in the Public Lands Act.

Public service facilities:

means buildings and structures for the provision of *public services*, but does not include *infrastructure*.

Public services:

means programs and services provided or subsidized by a government or other public body. Examples include social assistance, police and fire protection, health and educational programs, and cultural services.

Quality and quantity (of water):

is measured by indicators such as: minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and hydrologic regime in accordance with policies and guidelines to be established by the Province.

Redevelopment:

means the creation of new development units on land previously used for residential or non-residential purposes in existing communities where demolition of the previous structure is to take place or has taken place.

Regional municipality:

means a regional municipality as defined by the *Regional Municipalities Act*, the Municipality of Metropolitan Toronto, the District Municipality of Muskoka and the County of Oxford.

Regulatory dynamic beach standard: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means the approved standards involving the combined influence of *flooding* and a dynamic beach allowance to define the shoreline dynamic beach limits for regulatory purposes.

Regulatory erosion standard: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means the approved standards involving the combined influence of *stable slope*, recession, and/or erosion allowance to define the shoreline erosion limits for regulatory purposes.

Regulatory flood: (for riverine flood plains) is defined as the following standards which are used to define *flood plain* limits for regulatory purposes:

- a) the *flood* resulting from one of the following storm centred events:
 - Hurricane Hazel storm (1954);
 - Timmins Storm (1961);
- b) *one hundred year flood*; and
- c) an *observed flood event*, subject to the approval of the Minister of Natural Resources.

The *one hundred year flood* is the minimum acceptable regulatory flood standard. For those watersheds with a regulatory flood standard greater than the minimum acceptable (see Figure F1), the Minister of Natural Resources may change the standard, in accordance with established procedures, provided that a significant majority of mu onservation Authority exist s. The lowering of the existing regulatory *flood* standard will not be considered where the past history of *flooding* reveals that a higher level is more appropriate.

Where *flooding* is experienced in excess of the existing regulatory flood standard, the Minister of Natural Resources may require the regulatory flood standard to be modified to reflect the *observed flood event*.

Regulatory flood standard: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means the approved standards involving the combined influence of lake levels, wave uprush and other water related hazards used to define the shoreline flood limits for regulatory purposes.

Regulatory shoreline: (for the Great Lakes and their connecting channels and the St. Lawrence River)

means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *regulatory flood standard*, *regulatory erosion standard*, or the *regulatory dynamic beach standard*.

Rehabilitate:

means, after extraction, to treat land so that the use or condition of the land is restored to its former use or condition, or is changed to another use or condition in accordance with applicable legislation. With respect to *flooding*, erosion, and unstable soils, means a combination of appropriate and acceptable structural and non-structural works which are intended to reduce damages caused by *flooding*, erosion, and unstable soils, plus an allowance to address slope and unstable slope related conditions.

Reserve water and sewage plant capacity:

means design capacity in a centralised water and waste water treatment facility which is not yet committed to existing or approved *development*₁

Residential infilling:

means the creation of a residential lot between two existing non-farm residences on separated lots which are situated on the same side of a road and not more than 100 metres apart.

Restricted:

means that *development*₃ is limited to:

- flood and/or erosion control structures;
- facilities which by their nature must locate near water or traverse watercourses;
- ancillary facilities of an adjacent land use which are of a passive, non-structural nature and do not adversely affect the ability of the *flood plain* to pass *flood waters*.

Rural and recreational characteristics:

means elements of a municipality's physical, environmental, economic, social, or cultural fabric through which its identity or uniqueness has evolved and is defined. Examples include historic settlement patterns, natural or cultural resources, waterways, and distinctive landscapes or vistas.

Rural areas:

means lands in the rural area which are not prime agricultural areas.

Settlement areas:

means *built-up areas* and that surrounding land which has been designated for development over the long term planning horizon. In some cases, the *settlement area* may be no larger than the *built-up area*.

Sewage and water systems

Full municipal sewage and water services:

means piped sewage and water services that are connected to a centralized water and waste water treatment facility and provided by a municipality or other public authority.

Public communal services:

means sewage works and sewage systems, and water works that provide for the distribution, collection or treatment of sewage or water but which:

- are not connected to *full municipal sewage and water services*;
- are for the common use of more than five residential units/lots; and
- are owned, operated, and managed by either:
 - the municipality; or
 - another public body; or
 - where ownership by a municipality or another public body cannot be achieved, by a condominium corporation or single owner through a responsibility agreement with the municipality or public body, which requires municipal/public body assumption of the communal services in the event of default.

Individual on-site systems:

means individual autonomous water supply and sewage disposal systems, that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

Partial services:

means connection to one public communal or full municipal service where the other connection will be to an *individual on-site system*.

Shorelines of lakes, rivers and streams:

means, in relation to natural features and functions, the lands in immediate contact with, or in seasonally inundated areas adjacent to waterbodies such as lakes, rivers or streams. These may be natural, vegetated or potentially revegetated.

Significant:

means:

- in regard to natural features and functions, ecologically important to the natural environment in terms of amount, content, representation, or effect, thereby contributing to the quality and integrity of an identifiable ecological region or natural heritage system. Significance will be determined based on criteria and guidelines established by the province or on comparable municipal evaluations.
- in regard to matters other than natural features and functions, important in terms of amount, content, representation, or effect.

significant archaeological resources:

means a resource of known archaeological significance, as well as an area with medium or high potential.

Small-scale intensification:

means residential *intensification* which adds dwelling units without *redevelopment* and includes infill; rooming, boarding and lodging houses; and apartments in houses.

South and east of the Canadian Shield:

as it applies to woodlands, means lands lying south and east of the southern boundary of the Precambrian Shield, excluding Manitoulin Island.

Special policy area:

means an area within a community that has historically existed in the *flood plain* and where strict adherence to certain province-wide policies concerning new development would result in social and economic hardships for the community. As a result, site specific policies are formulated and applied within the defined limits of the special policy area.

Specialty crop land:

means areas where specialty crops such as tender fruits (peaches, grapes, cherries, plums), grapes, other fruit crops, vegetable crops,

greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Stable slope:

means the angle a slope would achieve when toe erosion and/or human activities are absent.

Storm centred event:

means a major storm of record used for regulatory purposes. The rainfall actually experienced during a major storm event can be transposed over another *watershed* and when combined with the local conditions, *flood plain* limits can be established. This centring concept is considered acceptable where the evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area.

In Ontario, two storm centred events are used for regulatory purposes:

- the Hurricane Hazel storm (1954); and
- the Timmins storm (1961).

Surplus residence:

means an existing second farm residence built prior to 1978 and surplus to the farm, or an existing farm residence that is rendered surplus as a result of farm consolidation.

Threatened species:

means any indigenous species of fauna or flora that, on the basis of the best available scientific evidence, is indicated to be experiencing a definite non-cyclical decline throughout all or a major portion of its Ontario range, and that is likely to become an *endangered species* if the factors responsible for the decline continue unabated.

Transportation system:

means public corridors, transit systems, roads, pathways, and other facilities for the movement of people or goods. Modes of transportation in these systems may include automobile, bus, train, truck, aircraft, bicycle, wheelchair or foot.

Two zone concept:

means the approach whereby certain areas of the *flood plain* are considered to be less hazardous than others such that *development*₃ potentially could safely occur. The *flood fringe* defines that portion of the *flood plain* where *development*₃ may be permitted, subject to appropriate *floodproofing*. The *floodway* defines that portion of the *flood plain* wherein *development*₃ is prohibited or *restricted*.

Vulnerable species:

means any indigenous species of fauna or flora that is particularly at risk because of low or declining numbers, occurrence at the fringe of its range or in restricted areas, or for some other reason, but is not a *threatened species*.

Waste management system:

means sites and facilities to accommodate solid waste from one or more municipalities, and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Watershed:

means all lands drained by a river or stream and its tributaries (Conservation Authorities Act, R.S.O 1980).

Wave uprush:

means the rush of water up onto a beach, bluff or structure following the breaking of a wave; the limit of wave uprush is the point of farthest landward rush of water onto the shoreline.

Wayside pit or wayside quarry:

means a temporary pit or quarry opened and used by or for a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetland area:

means a single contiguous *wetland* which may be composed of one or more *wetland* types (see Figure W2).

Wetland complex:

means two or more individual *wetland areas* along with their *adjacent lands* that are related in a functional manner and are grouped within a common *wetland* boundary (see Figure W2). The whole complex is evaluated and classified, not its individual *wetland area* components.

Wetland functions:

mean the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the *wetlands* that are present, including, but not limited to:

- ground water recharge and discharge;
- flood damage reduction;
- shoreline stabilization;
- sediment trapping;
- nutrient retention and removal;
- food chain support;
- habitat for fish and wildlife; and
- attendant social and economic benefits.

Wetland types:

means individual wetland ecosystems that have specific characteristics, and are commonly called marshes, swamps, bogs and fens.

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of *hydric soils* and has favoured the dominance of either *hydrophytic* or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Lands being used for agricultural purposes, that are periodically “soaked” or “wet”, are not considered to be *Wetlands* in this definition. Such lands, whether or not they were *Wetlands* at one time are considered to have been converted to alternate uses.

Wildlife habitat:

means areas of the natural environment where plants, animals, and other organisms, excluding *fish*, survive in self-sustaining populations, and from which they derive services such as cover, protection, or food.

Woodlands:

are complex ecosystems of different tree species, shrubs, ground vegetation and soil complexes that provide habitat for many plants and animals. Woodlands is a general term which collectively refers to areas occupied by trees, treed areas, woodlots and forested areas.

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